

## Property Details

CONTROL: Exclusive VALUE: \$2,286,000  
LOAN: \$0  
EQUITY: \$2,286,000

TITLE: ARIZONA 656 ACRES WITH WATER  
TYPE: Agricultural  
656.81 acres in proximity to Ft. Huachuca, Huachuca City AZ. 317 Acres is  
HAVE: Agricultural with a 776 GPM irrigation well. Balance of 339 Acres is in 9  
executive building lots averaging 36 acres each,  
ADDRESS: xxx Mustang Ranch Road, Huachuca City, Arizona  
BENEFITS TO NEW Well priced acreage with diverse opportunities. Build or sell 9 lots.  
OWNER: Agricultural uses on balance or develop into RV resort. Irrigation well 776  
GPM

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$7,600  
NOI: \$-7,600  
DEBT SERVICE: \$0  
CASH FLOW: \$-7,600  
CAP RATE: 0.00%



BENEFITS SOUGHT: Ownership wants to move on to other investments.

MOTIVATION: 7 Has other investment motivated to move into. Family would like to dissolve ownership.

CAN ADD: Assistance in transition.

REMARKS: Ft. Huachuca is in Mission Expansion Mode. BlackStar Orbitals Space Drones based on Ft. in progress. 1460 ac Solar Farm North of property to make the Ft Energy Independent. Agricultural Irrigation well on property. ADWR:55-506708. 776 GPM

OWNER: JB Lazy DS Ranch LLC

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